

Zoning Complaints/ Enforcement

Have a Complaint or Question

The Zoning Enforcement Team enforces the provisions of the Loudoun County Zoning Ordinances, as well as specific provisions of the Virginia Maintenance Code, as adopted by the Board of Supervisors. Enforcement within Loudoun County is complaint driven, except in areas that the Board of Supervisors have deemed to be proactive enforcement sectors.

For specific information please contact the Zoning Enforcement Hotline at (703) 777-0103 and a staff member will return your call. To file a complaint, please submit an Alleged Zoning Violation Complaint Form, which can be obtained at www.loudoun.gov or by calling the Zoning Enforcement Hotline. Please mail the form to Loudoun County Zoning Enforcement, MSC #60, P.O. Box 7000, Leesburg, VA 20177.

For concerns about overcrowding, please call the Overcrowding Hotline at (703) 737-8190.



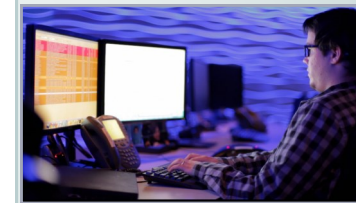
*2010 Recipient of the Virginia
Association of Zoning Officials
Outstanding Organization Award*

**Loudoun County
Dept. of Building and
Development
1 Harrison Street, S.E., 2nd Floor
Leesburg, VA 20175**

**(703) 777-0220 Main Office
(703) 737-0118 Zoning Hotline
(703) 777-0103 Zoning Complaints
(703) 737-8190 Overcrowding Complaints**

**For more information please visit our
website at
www.loudoun.gov/zoning**

Loudoun County Zoning Administration



Business



Rural



Residential

Industrial



www.loudoun.gov/zoning

Zoning Resources

On-site Assistance

The Land Development Counter located on the 2nd floor of the Government Center is often the first stop for customers looking for information. The staff at the front counter provides zoning information that helps customers find out what uses are allowed on a certain property and can answer questions about the Zoning Ordinance. A Business Assistance Team (BAT) has also been established to aid new businesses coming to the County.

Permitting

Building permits are issued through the county's Department of Building and Development; zoning permits such as home occupation or special event are issued either by the county or by one of the county's incorporated towns. More information about zoning permits is online at www.loudoun.gov/zoning.

Mapping System

The Loudoun County Office of Mapping and Geographic Information maintains the county's Geographic Information System (GIS), the computerized mapping system

Zoning Resources

called WebLogis. Maps and data about property, floodplains, soils, topography, zoning, etc. are available at the office or online using WebLogis. The office maintains a public information counter where anyone can use the GIS and the county's Land Management Information System (LMIS) to find current land information.

Fee Schedule for Zoning Applications

Below is a list of fees for the major zoning correspondence requests utilized by applicants. Please note the fee is per parcel of land. All checks are payable to the County of Loudoun and should be submitted with your request.

Zoning Determination	\$0
Zoning Verification	\$485
Proffer Determinations	\$690
Vesting Determination	\$1035
Appeals	\$350

Zoning Applications

The staff members of the Administration and Proffer Teams function as both project managers (responsible for the processing of the application) and referral agents (provide valuable zoning input on applications being processed by other County departments) on various application types within Loudoun County.

As Project Managers:

- ✓ Zoning Determination & Verification Requests
- ✓ Proffer Appeals to the Board of Supervisors
- ✓ Zoning Appeals to the Board of Zoning Appeals
- ✓ Variance applications
- ✓ Special Exceptions for Error in Building Location (Heard before the Board of Zoning Appeals)
- ✓ Waivers/Modifications to Required Buffer Yards
- ✓ Zoning Ordinance Amendments

As Referral Agents:

- ✓ Rezoning Applications and Zoning Concept Plan Amendments
- ✓ Special Exceptions
- ✓ Comprehensive Plan Amendments
- ✓ Sign Development Plans
- ✓ Commission Permits
- ✓ Site Plans & Site Plan Amendments
- ✓ Many other Legislative and Ministerial Applications

Applications should be submitted by mail, to the following address: County of Loudoun, Department of Building & Development, Attn: Zoning Administrator, MSC #60, 1 Harrison Street, S.E., Leesburg, VA 20177. They can also be submitted to the Building and Development Land Development Counter on the 2nd floor of the Government Center.